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29 November 2021

Nick & Jenny Thompson
c/ RAMA Architects Pty Ltd (Luke Johnson)
Shop 6 / 20 Avalon Parade
AVALON BEACH, NSW 2107

SITE: 16A Ruskin Rowe, Avalon Beach

(Lot 1 in DP 504413)

PROPOSED WORKS: Alterations & Additions to existing dwelling, including new swimming pool & associated landscaping

Please find helpful the following information with respect to tree management within the subject site (16A Ruskin Rowe) & the adjoining site (16 Ruskin Rowe).

A site assessment process was undertaken on Sunday, 28 November 2021 by Kyle A Hill (Practicing/Consulting Arborist) in the presence of Luke Johnson (RAMA Architects) & the property owners (Nick & Jenny Thompson).

Trees within five metres (5.00m) of any proposed works by the (5.00m) within the subject site, the northern common boundary property (16 Ruskin Rowe) & southern common boundary (18A Ruskin Rowe) by the Northern Beaches Council (from herein NBC) 'Tree Management Provisions', (See-Section B4.22 of the Pittwater Development Control Plan (DCP) & SEPP 2017 Trees & Vegetation in Non-Rural areas.)

RAMA Architects Pty Ltd have provided proposed subject site plans, site survey & adjoining property DA status documentation. All documents provided have contributed to interpretations contained within this document.

The subject site (plus adjoining common boundary properties) fall within an 'area of biodiversity significance'.

Whilst the subject site is Land Zoned 'E4' Environmental Living, the trees assessed within the subject site & both common boundary properties are NOT captured as being part of any protected 'plant community'. On this basis, plus taking into account the DA determination for 16 Ruskin Rowe (DA2021/0345) which allows the replacement of trees [DA documentation Trees #17- *Juniperus chinensis* 'Variegata' (x 13)] immediately behind the subject site garage our interpretation is that: 'there are

no trees within the subject site or any adjoining common boundary property that require retention based on species.

Trees assessed within the adjoining property, 18A Ruskin Rowe are non-protected Palm species including *Syagrus romanzoffianum* (Cocos Palm), *Archontophoenix cunninghamiana* (Bangalow Palms) & *Howea forsteriana* (Kentia Palm). They are assessed as not being potentially impacted upon by the as proposed soon to be lodged DA proposal for the subject site. They will be isolated from the works by standard temporary boundary fencing required for all building sites.

Trees (close to the subject site existing garage) assessed within the adjoining property; 16 Ruskin Rowe are protected species, *Juniperus chinensis* 'Variegata' x 13, (Chinese Junipers). However, by 16 Ruskin Rowe (DA2021/0345) determined DA, all are approved to be replaced.

Trees within the subject site assessed include:

- Landscape Concept / Swimming Pool Area: a small *Citrinus spp.* tree (Cumquat), a less than 5.00m tall *Camelia japonica* (Camellia) & soft wooded perennials, *Archontophoenix alexandrae* (Alexander Palms)
- Proposed Driveway/New Garage, (New Lower Ground Floor) / Master Bedroom etc. (Ground Floor Area Area: Species confirmed to be present include *Rhapis excelsa* (Lady Palms), *Syagrus romanzoffianum* (Cocos Palms), *Archontophoenix cunninghamiana* (Bangalow Palms) & *Strelitzia nocolai* (Giant Bird of Paradise).

On the basis of species confirmed to be present, the soon to be lodged DA proposal for 16A Ruskin Rowe will not require a formal 'Arboriculture Construction Impact Assessment' submission as the vegetation impacted is considered to be exempt from protection by both the SEPP & the NBC 'Tree Management Provisions'..

Please do not hesitate to contact this documents author relative to any 'Tree Management' issues that may be brought up in discussion with the NBC assessment officer team.

Yours faithfully,



Kyle A Hill (AQF level 5 Dip. Hort/Arb, TAFE NSW plus other & AQF level 8 Post grad Cert in Arb, Uni of Melbourne)

Attachment A Impacted Vegetation & Site Images



Figure 1: Subject Site – 18A Ruskin Rowe property trees near proposed landscape works & swimming pool.





Figure 2: Previous page illustrates discussed vegetation within the subject site & adjoining property (16 Ruskin Rowe). Above illustrates vegetation where the proposed new driveway configuration is proposed & location of 16 Ruskin Rowe approved to be replaced *Juniperus chinensis* 'Variegata' trees.

Attachment B Site Survey & Proposed Plans, Elevations, Section



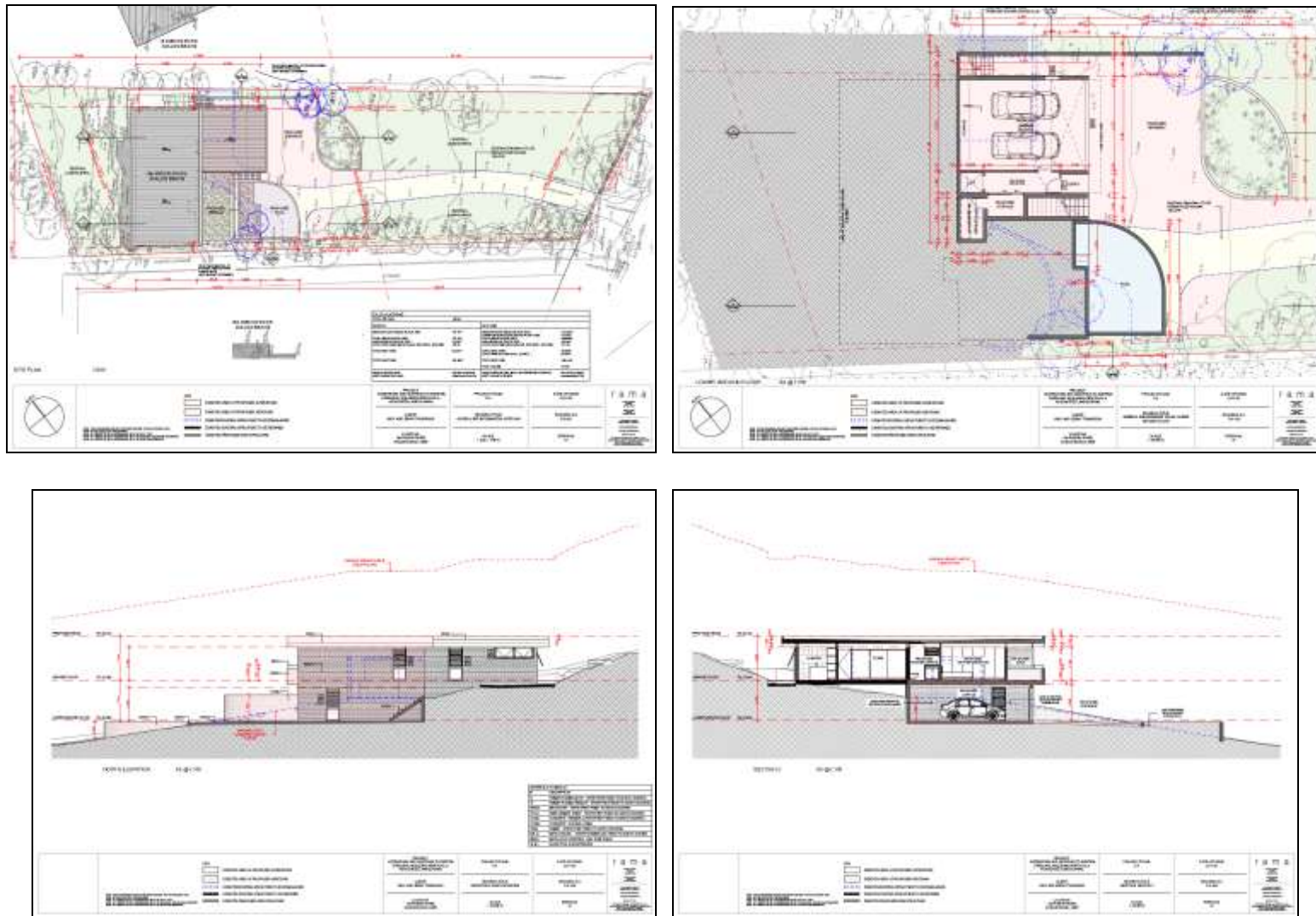


Figure 3: Previous page is Site Survey, above is Draft Concept Plans, Elevation & Section close to where discussed vegetation is located.